



Pierce School Building Committee

Agenda

1. Announcements, Updates, and Comments
2. Project Approvals:
 - February 3, 2022 Meeting Minutes
3. Pedestrian Bridge Discussion
 - Possible vote to either proceed with the design of a pedestrian bridge or not to proceed with the design of a pedestrian bridge.
4. CM at Risk Update
5. Upcoming Meetings
6. Old Business
6. New Business
6. Public Comment



Pierce School Building Committee

Opportunities

- Separation of vehicular and pedestrian traffic
- Opportunities for public art or signage on the bridge structure
- Opportunity for direct connection from 2nd level of Pierce School to the Park if the bridge is connected to the school
- OR - Opportunity to build as a separate Town project for public use after Pierce School is constructed (ramps, stairs, no elevator)

Challenges

- Physical impact on park program and/or school open space
- Article 97 process triggered (+ min. of 8 months to schedule, + add'l cost, + cost to relocate park function elsewhere in Town)
- LWCF Federal review process by NPS triggered (schedule impact unknown)
- OR - Eminent Domain process needed (+ min. of 1 year to schedule, + cost of property, relocation, and legal fees)
- MSBA will NOT participate in funding the bridge, but will require that the bridge is open to the elements, or will require approximately 1,000sf be taken out of the school in order to enclose
- Increase in transition time during recess, takes away from free play time
- A maintenance plan would be needed for the open air bridge and elevator
- If open to the public during non-school hours, there is a perceived inconvenience of navigating significant grade change plus perceived safety concerns about crossing a long bridge – this could result in limited use outside of school hours
- High cost relative to use and redundancy with at-grade crossing



Pierce School Building Committee

Article 97 – if bridge lands on park land

- Municipal Conservation Commission must vote that the land is surplus to its needs (Unanimous Vote Required)
- Municipal Park Commission must vote that the land is surplus to its needs (Unanimous Vote Required)
- Select Board must also vote to remove the land from protected status (a 2/3 vote required)
- Municipality must file an Environmental Notification Form with EOEEA's MEPA Unit
- The disposition request must pass by a 2/3 vote of the Massachusetts Legislature and be signed by the Governor.
(a 2/3 roll call vote of both Houses of the State Legislature required)
- The converted land must be replaced with land of equal monetary value and recreational or conservation utility



Pierce School Building Committee

Eminent Domain

- Mar 2022 Law Department and Relocation Services Specialist to Meet with Owner of the Property Considered for Eminent Domain
- Apr 2022 School Committee Vote to Request that Select Board Vote for Eminent Domain of the Prop
- Apr 2022 Appraisals of the Property by Two Independent Appraisers to Begin
- Jun 2022 Submit Schematic Design Report including Project Cost Information to MSBA
- Aug 2022 MSBA Board Approval of a Project Scope and Budget Agreement
- Sept 2022 Town Meeting for John R. Pierce School Project
- Sept 2022 Certification of Debt Exclusion Vote Provided to MSBA by this Date
- Sept 2022 Select Board Meeting to Vote for Eminent Domain of the Property and to Issue the Notice of Intent of Property Taking
- Sept 2022 Notice of Intent of Property Taking to be Sent to Property Owner
- Oct 2022 Pro Tanto Payment
- Oct 2022 File Order of Takings
- Nov 2022 Town to Begin Relocation Services
- Nov 2022 Payment Complete
- Dec 2022 Properties Vacated
- Dec 2022 MSBA to Provide Project Funding Agreement to Town
- Dec 2022 Town to Execute and Return Project Funding Agreement to MSBA by this Date (extension required beyond Oct 15, 2022)



Pierce School Building Committee

- Transportation Board approval required – this process can occur concurrently to either Article 97 or Eminent Domain

- MSBA will require the bridge to be open to the elements
 - May be able to include an alternate during bid time to enclose bridge
 - May need to be enclosed as separate project or at the end of the project

- Variance process for setback requirements
 - May be able to request variance to limit setback to allow headhouse to stay out of park footprint